

# **BANK ORDERED AUCTION**

**SATURDAY, JANUARY 6<sup>TH</sup> AT 12:00 PM**

**3224 FRENCH STREET  
ERIE, PA 16504**

**HURRY !!!**

3 Bedroom, 1.5 Story Home, Featuring Living Room, Dining Area  
Kitchen, Living Area 1,080 SF +/-, Full Basement, Gas Heat, Patio, Garage  
Lot Size 4,620 SF+/-, Real Estate Taxes \$2,160 +/-, County of Erie  
Assessor's Parcel ID #18-053-052.0-302.00

**SAVE \$\$\$**

**AUCTION HELD ON SITE  
INSPECTION ONE HOUR BEFORE AUCTION**

**800-262-3050**

**[www.auctionworldusa.com](http://www.auctionworldusa.com)**

**Terms of Sale :** 5% deposit on day of sale from the highest bidder, can be a personal check. Closing within 30 days of accepted contract. Sale subject to prior sale without further notice. Sale subject to seller confirmation.

Seller will convey a good and marketable title that will be free and clear of all encumbrances and will be insurable by a licensed title insurance company at a regular rate. Real Estate taxes will be current and prorated to closing.

The above information, while compiled from sources we believe reliable, is not guaranteed accurate and is subject to errors and omissions. All announcements from the auction block take precedence over printed material. Property is selling "AS IS"-"WHERE IS".

**Auction World USA, Inc.**  
PA License # AY-59-L